

Canyon Park Subarea Plan

Summary

The plan for the Canyon Park Subarea provides for continued development of the business park and retail/services activity centers in the Subarea, while expanding opportunities for residential development within and around the retail/services centers. The Subarea plan includes the following:

- Continued improvements to Bothell Everett Highway (SR-527) and its intersections to relieve congestion and to improve mobility and safety;
- Construction of sidewalks/walkways where "gaps" in the pedestrian system have been identified;
- Acquisition of land and development of park sites to serve the area;
- Preservation of high quality wetlands and wildlife habitat;
- Continued development of high quality business park uses;
- Continued development of the Canyon Park and Thrasher's Corner retail/services areas, with allowed uses at Canyon Park expanded to include multiple family;
- Recognition and protection of the existing single family neighborhoods;
- Provision for residential development at a variety of densities;
- Pedestrian crossings protected by signals along busy arterials;
- Provision for a future Urban Design Study and investigation of a Transfer of Development Rights (TDR) Program for portions of the Subarea.

Subarea Profile

Location

The Canyon Park Subarea is located in Snohomish County between the Crystal Springs and Canyon Creek Subareas. The Shelton View, Country Village, Beckstrom Hill and Fitzgerald Subareas touch the Canyon Park Subarea on the southwest and south boundaries. It is bounded by the City Limits located along 208th Street SE (Filbert/Maltby Road) on the north, and the general alignment of 8th Avenue SE on the west (see **Figure 1**, and **Figure 2**).

The Canyon Park Subarea comprises approximately seven percent of the total land area within the City Limits. There are 989.1 acres (1.55 square miles) of land area in the Subarea. The Subarea is located entirely within the Bothell City Limits.

Physical Geography

North Creek meanders in a northwest to southeast direction through the middle of the Canyon Park Subarea. North Creek is confined by a levy system on the east side where it crosses under SR-527 to the south of where Crystal Creek (a rehabilitated ditch) enters North Creek. The area just below the levy contains a high level of sediment and is eroding toward Village Square.

The North Creek valley widens in the vicinity of the north boundary at 208th Street SE and narrows at the south boundary at 228th Street SE. Most of the Subarea is a broad plain on each side of North Creek. The average elevation of this plain is approximately 100 feet and it extends between approximately 9th Avenue SE on the west and 30th Avenue SE on the east. Prominent features of the Subarea's physical geography are shown on **Figure 1**.

The North Creek basin in the Subarea is defined by ridges on the east and west sides of the Subarea. The terrain rises steeply on the east side of the valley floor to approximately 300 feet. This ridge is a portion of a hill which peaks at approximately 450 feet elevation in the vicinity of the northeast corner of the Subarea. This hill extends to the Sammamish River valley at Woodinville. The east side of this hill drains to Little Bear Creek located in the next valley to the east.

The terrain rises steeply on the west side of the valley floor to approximately 400 feet. This ridge is a portion of a hill that peaks at approximately 510 feet elevation in the vicinity of 224th Street SW and 4th Avenue W, adjacent to the southwest corner of the Subarea. The west side of this hill drains to Swamp Creek, located in the next valley to the west. The Subarea is entirely within the North Creek basin. Extensive wetlands are also present throughout the Subarea.

Several unnamed intermittent streams exist as well as Perry Creek, which drains from the southwest under SR-527 and I-405 to North Creek, and Queensborough Creek, which drains from the west under the roadways, also to North Creek.

These tributaries to North Creek link many of the wetlands with each other and with North Creek, creating a large natural drainage system for the area. The high quality of many of the wetlands and their size provide excellent wildlife habitat in the area as well as assisting in flood/stormwater retention and detention.

Built Environment

Residential Development

The southern half of the Subarea contains more residential development than the northern half. Prior to Plan adoption, approximately one-fourth of the Subarea was zoned as "rural conservation". Residential areas are generally located around the boundaries of the Subarea. Multifamily development is located on the southern boundary of the Subarea and west of SR-527 between 214th and 217th Streets SE. Residential development is allowed in the mixed-use Canyon Park Community Activity Center centered at 228th Street SE and SR-527. Subarea land use designations are shown in **Figure 3**.

Commercial Development

The Subarea contains two retail-and service-oriented Community Activity Centers. Thrasher's Corner contains a Fred Meyer and smaller multi-tenant retail centers. Canyon Park contains retail centers on all four quadrants of the 228th Street SE/SR-527 intersection, plus hotels and other related uses.

Schools

There are no elementary, junior high, or high schools in the Canyon Park Subarea.

Parks and Open Space

Centennial Park is located at the northwest corner of the Subarea south of Filbert Road between 9th Avenue SE and SR-527. Cedar Grove Park is located adjacent to the Subarea's southwestern boundary at 22421 9th Avenue SE. Numerous vacant parcels in the Subarea provide opportunities for park acquisition and development.

The North Creek trail system was extended through the Subarea and is a stated high priority of the Park, Recreation, and Open Space Action Program. When completed, the North Creek trail system will extend from the Sammamish River trail north to Everett, with links within the Subarea to east-west paths or trails at 228th and 208th Streets.

Historic Properties

Most of the historic structures within the Subarea are located on early farmsteads in the area. These structures include houses, barns and other outbuildings. The Subarea also contains properties on the National Register such as the North Creek School House located within Centennial Park.

Water and Sanitary Sewer

The entire Subarea is in the Alderwood Water and Waste Water District. Water mains have been installed on all existing streets.

Sanitary sewer service is provided to most of the Subarea and can be extended to areas not currently served. Existing lines are located to provide convenient connection points to future subdivisions, commercial and business park developments when they occur.

Utilities

The Subarea is served by natural gas, telephone, wireless phone service, electricity, and cable TV.

Three electricity substations are located in the Subarea. One is located at the northeast corner of the Subarea. The other two substations are located in the vicinity of 211th Street SE/22nd Avenue SE and 228th Street SE/SR-527. One Snohomish County PUD 115 KV power line transverses the Subarea from east to west along the Subarea north boundary.

Other Development

Bothell's Canyon Park Fire Station is located at the corner of 217th Street SE and the Bothell-Everett Highway.

Transportation

The Subarea's transportation system is composed of streets, sidewalks/walkways and shoulders, bicycle routes, transit service (public transportation), and trails. Each component is described in more detail below. The Transportation Element of this Plan discusses the details of the City's transportation system.

Streets

The Subarea is entirely in Snohomish County. Bothell-Everett Highway (SR-527) serves as the main north-south oriented roadway through the Subarea. SR-527 connects the Subarea with SR-522 to the south and Mill Creek, Everett and I-5 to the north. Filbert and Maltby Roads (SR-524) is a major east-west connecting route between I-5 to the west and SR-9 and SR-522 to the east.

The other main east-west roadway in this Subarea is 228th Street SE.

I-405 traverses the area in a northwest-southeast orientation through the southwest portion of the Subarea. One of two I-405 access points between SR-522 and I-5 is located in the Subarea at the SR-527/I-405 interchange.

The City has identified the following improvements in this Subarea:

- Interconnect the traffic signals on SR-527 between 240th Street SE and SR-524 with Intelligent Transportation System (ITS) technologies, including loop detectors, and video cameras;
- Add a third southbound through lane on SR-527 between SR-524 and 220th Street SE;
- Provide safety and access improvements, including turn pockets and a sidewalk on one side of the roadway on SR-524 and on the east side of SR-527;
- Add turn lanes at the intersections of SR-527/228th Street SE and SR-527/220th Street SE; and
- Add traffic signals on 228th Street SE at 29th Drive SE and 31st Avenue SE.

Sidewalks / Walkways

Sidewalks are located within the developed portion of the Canyon Park business park and throughout the residential subdivision on both sides of 20th Avenue SE. Other residential subdivisions in the Subarea only have some sidewalks on one side of the roadway.

Sidewalks are located on both sides of SR-527 and 228th Street SE through the Subarea and on both sides of SR-524 west of SR-527. On SR-524 east of SR-527 sidewalks are located on both sides for approximately 750 feet east of the intersection with SR-527.

The City has identified the need for continuous sidewalks on at least one side of the roadway along 31st Avenue SE.

A commuter and recreation path for pedestrians and bicyclists will be located along North Creek through the Subarea in the future. The Cities of Bothell and Mill Creek and Snohomish County are working together to provide a path generally along or parallel to North Creek from the Sammamish River Trail to the Interurban Trail at McCollum Park in Snohomish County.

Bicycle Routes

Bicycle lanes are provided on the entire length of SR-527 (with the exception of the bridge over I-405), in this Subarea. In some locations, 20th Street SE is still a two lane rural road. There are bicycles lanes on both sides of 228th Street SE between SR-527 and the I-405 overcrossing. In addition, there are striped shoulders on 228th Street SE east of I-405 overcrossing, although they are not signed for bicycle use.

In addition, the future North Creek trail would serve as a shared use path for both bicyclists and pedestrians.

Transit Service

Transit service within the Subarea is provided by Sound Transit and Community Transit, which both operate bus service along I-405. Both transit agencies have bus stops at the Canyon Park park-and-ride lot located off 17th Avenue SE at the northeasterly corner of the I-405/SR-527 interchange. Community Transit provides local transit service within this Subarea along SR-527, 228th Street SE, and throughout the Canyon Park business center.

Canyon Park Subarea Plan Elements

Land Use

Policies

Note: Many of the Land Use policies are depicted on **Figure 3** Land Use Designations.

1. The Canyon Park Subarea should continue to develop as community and regional activity centers, while expanding opportunities for multi-family residential development to promote affordable housing close to employment, shopping, and services.

The Thrashers Corner and Canyon Park community activity centers should provide a shopping, dining, and entertainment focal point for those who live and work within the center or nearby. The maximum height of buildings in these centers should be four to six stories, or around 65 feet, to permit a vibrant and mutually supportive mix of retail, service, and office uses (at Thrasher's Corner) or retail, service, office, and residential uses (at Canyon Park) while maintaining a sense of connection between the uppermost floors and street-level activity. In the Canyon Park community activity center, residential development should not be restricted to a specific density, but should be controlled by site and building envelope regulations, to promote a variety of housing types in sufficient numbers to support a range of activities within the center. Around the edges of these areas, appropriate setbacks should be applied to protect surrounding lower-intensity uses. Development of taller buildings should incorporate structured parking to keep the area compact and pedestrian-friendly. Public gathering places should be included in developments to promote socializing.

The Canyon Park regional activity center should provide opportunities for businesses to start and grow in Bothell, and for employees to work close to home. The maximum height of buildings containing exclusively commercial uses within this center should be seven to ten stories, or around 100 feet, with additional height up to a total of around 150 feet permitted only to accommodate manufacturing processes which require a tall structure but few employees. The maximum height of buildings containing residential uses or mixed uses that include a residential use should be four to six stories or around 65 feet. Providing for buildings of such height would ensure that sufficient employment and population capacity exists to accommodate extended future growth within the existing boundaries of the area, thereby utilizing infrastructure efficiently and avoiding pressure to expand into established residential areas. Such buildings would be compatible with the scale of the valley setting -- around the edges of the area. However, appropriate setbacks are warranted to protect surrounding lower-intensity uses. Within the Canyon Park regional activity center, residential development is appropriate at densities controlled by site and building envelope regulations, to promote a variety of housing types in close proximity to places of work.

2. New development is subject to availability of necessary utilities, critical area regulations, and other development standards and mitigation requirements.
3. Land located in the northeast corner, immediately north of the southeast corner, and in the south central portion of the Subarea is appropriate for detached residential development at a minimum lot size of 9,600 square feet as described in Land Use Element Policy LU-P4 (**R 9,600** in the northeast, south central and southeast portions of the map).

4. Land located on either side of SR-527, south of Filbert and Maltby Roads to the alignment of about 212th Street, comprising the Thrasher's Corner community activity center, is appropriate for residential dwellings at densities controlled by site and building envelope regulations and a building height of four to six stories or approximately 65 feet, office-professional and community business uses subject to critical area regulations and other development standards and mitigation requirements (**R-AC, OP, CB** in the north central portion of the map). Any such development should provide a buffer adjacent to lower density residential development to the east and west. Such a buffer may consist of the existing wetlands in the east and west borders of this area.
5. Land located west of North Creek and south of Filbert Road to the alignment of about 212th Street is appropriate for attached or detached residential development at one dwelling unit per 5,400 square feet as described in Land Use Element Policy LU-P4 (**R 5,400a** in the northwest corner of the map).
6. Land located west of SR-527 between the alignment of 212th Street SE and 217th ST, within the Canyon Park regional activity center, is appropriate for residential dwellings at densities controlled by site and building envelope regulations, office professional, community business, and light industrial uses subject to compliance with critical areas regulations and other development standards and mitigation requirements (**R-AC, OP, LI** in below the northwest corner of the map). Such development shall incorporate internal access from property to property and shall provide shared driveways to minimize access points onto SR-527.
7. Land located west of SR-527 approximately 450 feet north of the intersection of SR-527/214th Street SE and east of North Creek is appropriate for residential dwellings at densities controlled by site and building envelope regulations, office professional, neighborhood business, and light industrial uses subject to compliance with critical areas regulations and other development standards and mitigation requirements (**R-AC, OP, NB, LI** in the northwest corner of the map)
8. Land located east of SR-527 between the alignment of 212th Street SE and 220th Street SE is appropriate for residential dwellings at densities controlled by site and building envelope regulations and a building height of four to six stories or approximately 65 feet, office professional, community business, and light industrial uses subject to compliance with critical areas regulations and other development standards and mitigation requirements (**R-AC, OP, CB, LI** in the central portion of the map). Such development shall incorporate internal access from property to property and shall provide shared driveways to minimize access points onto SR-527.
9. Land southwest of I-405, comprising the Canyon Park community activity center, is appropriate for residential dwellings at densities controlled by site and building envelope regulations. Office-professional and community business uses are subject to compliance with critical area regulations and other development standards and mitigation requirements (**R-AC, OP, CB** in the southwest corner of the map). This designation reflects current uses in the area and additionally provides for residential development convenient to shopping, services, and transit.
10. Land south of 228th Street SE between 15th and 19th Avenues SE is appropriate for attached or detached residential development at one dwelling unit per 2,800 square feet as described in Land Use Element Policy LU-P4 (**R 2,800** on southernmost portion of map).
11. Land to the southeast of the Village Square neighborhood is appropriate for attached or detached residential development at one dwelling unit per 4,000 square feet as described in Land Use Element Policy LU-P4 (**R 4,000** on south central portion of map).
12. The portion of the Canyon Park Business Center between SR 527 and 17th Avenue SE, south of 220th Street SE and north of I-405 is designated for residential dwellings at densities controlled by site and

building envelope regulations, Office-Professional and Community Business to reflect planned and existing uses (**R-AC, OP, CB** in southwest area of map).

13. Land in the southeast corner of the Subarea is appropriate for attached or detached residential development at one dwelling unit per 5,400 square feet as described in Land Use Element Policy LU-P4 (**R 5,400a** in the southeast corner of map).
14. The remainder of the Subarea is appropriate for residential dwellings at densities controlled by site and building envelope regulations and building heights of four to six stories or approximately 65 feet and continued business park development, subject to critical area regulations and other development standards and mitigation requirements, and therefore is designated office-professional and light industrial (**R-AC, OP, LI** on majority of map).
15. Preserve as open space the wetland system through regulation, acquisition and/or education when and where opportunities arise.
16. The park and ride lot at the northeast quadrant of the I-405 / SR 527 interchange is designated a Transit facility to recognize the existing use (**T** in southwest portion of map). The Snohomish County PUD substation east of SR 527 near Maltby Road is designated Utility to recognize the existing use (**U** in north central portion of map).
17. Consistent with adopted parks level of service guidelines, one or more parks are appropriate to serve the Subarea (**<P>** on map). The park(s) may or may not be located within the Subarea. Natural open space within the area should be preserved where possible (**<OS>** on map).
18. Lands designated community business (CB) which meet the criteria for the Motor Vehicle Sales Overlay (MVSO) as outlined under Land Use Element Policy LU-P5, are appropriate for the Motor Vehicle Sales Overlay (**MVSO** on map). Within the MVSO, sales, outside display, and storage of motor vehicles is permitted. These uses shall be subject to full compliance with the Bothell Municipal Code including critical areas, site and building design and landscaping regulations. Additionally, special regulations providing for the following shall be implemented as part of the Subarea regulations:
 - a. Illumination shall be regulated in a manner to allow sufficient illumination of the auto display area while at the same time preventing light spillage onto surrounding properties. Lighting should be of a pedestrian scale which may include low voltage light fixtures with a maximum permitted height.
 - b. Landscape buffers that create a sight obscuring landscape screen shall be installed at the perimeters, to exclude the street, of all motor vehicle sales and display areas. Such screening should be designed to create both an immediate screen and long term viability of plant materials.
 - c. Special regulations to govern or prohibit the use of exterior public address systems or loudspeakers should be created to eliminate intrusive noise impacts to residential areas.
 - d. Within this Subarea, motor vehicle sales activities should be prohibited from making any roadway connection to the R 9,600 designated residential areas located east and north of the MVSO properties.

Actions

1. Undertake an Urban Design Study for the Canyon Park Subarea and for lands designed as the Canyon Park Regional Growth Center. This Urban Design Study should be a comprehensive review and analysis of opportunities and constraints, an investigation of appropriate land uses, urban design concepts, site, infrastructure, and building design, and other features that support a successful Regional Activity Center. As part of this Urban Design Study explore adoption of a Transfer of Development Rights (TDR) program as part of an urban design study for the Canyon Park Regional

Growth Center. Should an urban design study for the RGC not be funded, consideration of adoption of a TDR program should occur separately.

Natural Environment

Policies

1. Protect and preserve the steep and heavily treed slopes of the eastern portion of the Subarea in keeping with maintaining the "feathered edge" concept throughout the city. These natural areas provide valuable erosion control, wildlife habitat, and visual relief from the built environment, and contribute to the low density residential character and identity of the adjacent Subarea to the east.
2. Protect and preserve the wetland system within the Subarea. The City should explore options for enhancement of wetlands which may include wetland mitigation banking.
3. Encourage the Alderwood Water and Waste Water District to extend sanitary sewers to unserved portions of the Subarea to better protect ground and surface water quality.
4. Interconnect wildlife habitat areas, buffer strips, open space and critical areas to increase the range and survival rate of native wildlife species.
5. Improve North Creek as a fish habitat to the greatest extent possible.

Actions

1. Monitor the above-described areas for any environmental degradation and take remedial action where appropriate.
2. Provide printed materials and information workshops for owners of property containing wetland areas regarding their stewardship of these environmentally critical areas.
3. Work with Alderwood Water and Waste Water District and the unserved residents of the Subarea to encourage the extension of sewers.
4. Participate to the fullest extent possible with Snohomish County in implementing the North Creek Watershed Management Plan and identifying and implementing further actions which will aid in reducing the rate and volume of flows, improving water quality and encouraging improved fish habitat.

Housing and Human Services

Policies

1. Provide for a range of housing alternatives within the Subarea for persons of varying incomes and lifestyles and which support the various commercial and business park employment centers. Reference is made to the Land Use policies above, which provide for housing types ranging from detached residential at minimum lot sizes of 9,600 square feet to attached residential at one dwelling unit per 2,800 square feet outside the Canyon Park community and regional activity centers, and

densities determined by site and building envelope regulations within the Canyon Park community activity center.

2. Support the utilization of the Canyon Creek and Crystal Springs Elementary Schools for before- and after-school child day care and as community drop-in centers and Skyview Junior High School for older youth.

Actions

No specific Housing Actions have been identified for this Subarea. Refer to the Planning Area-wide Housing Element.

Economic Development

Policies

1. Provide development opportunities for businesses and services through implementation of the Community Business, Office-Professional and Light Industrial designations throughout the Subarea.

Actions

No specific Economic Development Actions have been identified for this Subarea. Refer to the Planning Area-wide Economic Development Element.

Parks, Recreation and Open Space

Policies

1. Pursue acquisition and development of park sites to serve the Subarea based on the City's Parks, Recreation and Open Space Action Program. It is recognized that such parks, while serving the Subarea, may or may not be located within the Subarea.
2. Extend the North Creek regional trail system through the Subarea, making appropriate connections to the Snohomish County regional system.
3. Consider the impacts of trail access routes and locations on private property.

Actions

1. Include in the Capital Facilities element funding for acquisition and development of a park or parks to serve the Canyon Park Subarea.
2. Continue to work with Snohomish County in selecting appropriate trail routes and connections.

Historic Preservation

Policies

1. Complete the restoration of the North Creek School house as a historic resource for the community.

Actions

No specific Historic Preservation Actions have been identified for this Subarea. Refer to the Planning Area-wide Historic Preservation Element.

Urban Design

Policies

1. Limit the height, size and intensity of signage along SR-527, 208th Street SE and 228th Street SE to that minimally necessary to identify businesses.
2. Develop a gateway design concept for the intersection of SR 527 and Filbert and Maltby Roads, to include extensive landscaping and a "Welcome to Bothell" sign, and possibly incorporating an electronic message center to advertise community events.
3. Ensure that development is designed with a sensitivity to the steep slopes and wetlands within the Subarea.
4. Ensure that improvements to 228th and 208th Streets SE retain and preserve the Subarea's character.
5. Coordinate with Snohomish County and WSDOT regarding frontage improvements along SR-527, SR-524 and 228th Streets SE to ensure that a high standard of landscaping is attained.
6. Promote development within the Canyon Park and Thrasher's Corner community retail / services centers which is bicycle, pedestrian and transit oriented, and creates a vibrant, appealing atmosphere through building and site design. Refer to the Urban Design Element.
7. Provide attractive, direct pathways for pedestrians and bicyclists which interconnect neighborhoods and provide convenient connections to transit, shopping, jobs, and services. Refer to the Transportation Policies and Actions below.

Actions

1. Contact Snohomish County and WSDOT planning staff to coordinate the frontage improvements planned for 228th Street SE, 208th Street SE (SR-524) and SR-527.
2. Develop design guidelines for the Canyon Park and Thrasher's Corner community retail / services centers.

Annexation

No specific Annexation Policies or Actions have been identified for this Subarea. Refer to the Planning Area-wide Annexation Element.

Utilities

Policies

1. Replacement towers for the transmission lines along 228th and 208th Streets SE and expansion of existing substations or construction of new substations should be designed to minimize aesthetic impacts on the Subarea.

Actions

1. The City shall work with electricity providers to implement Policy 1.

Transportation

Policies

Note: Certain Transportation Policies are graphically depicted on the Arterials, Bicycle Route and Pedestrian Facilities maps; street cross-sections; and other figures included in the Planning Area-wide Transportation Element.

1. Bothell-Everett Highway (SR-527), Filbert and Maltby Roads (SR-524), and 228th Street SE are part of the proposed Bothell Boulevard system. Any future improvements to these streets should include median landscaping islands, landscaping between the street and sidewalks/walkways, a coordinated street tree program and meandering of sidewalks/walkways, if practical. In addition, the intersection of Bothell-Everett Hwy (SR 527) and Filbert and Maltby Roads (SR-524) should be considered for special gateway treatment (see Urban Design)
2. Coordinate with neighboring jurisdictions, the Washington State Department of Transportation (WSDOT), and the transit agencies on the planning, funding, and implementation of transportation improvements to address shared transportation needs and concerns.
3. Promote traffic and pedestrian safety.
4. The following roads within the Subarea are classified as arterials:

Freeway / Limited Access Highway I-405

Principal Arterials

Filbert / Maltby Roads (SR 524)
Bothell-Everett Highway (SR 527)

Minor Arterial	228 th Avenue SE
Collectors	220th Street SE 29th Drive SE connection to 228th 15th Avenue SE 19th Avenue SE

- The following bicycle paths should be designated for the Subarea:

Shared Use Path	North Creek
Shared Signed Roadway	15th Avenue SE 19th Avenue SE Filbert/Maltby Roads (SR-524) Bothell-Everett Highway (SR-527) 228 th Street SE

- Bicycle routes should be signed as soon as possible to meet shared roadway standards until construction to bicycle land standards are completed. Shared signed roadway paths shall be designed and constructed in accordance with AASHTO standards.
- Except in limited circumstances all new development will be required to install sidewalks. Sidewalks should be constructed of concrete for durability and to reduce long term costs, and should be separated from the street by landscaping wherever possible.
- Pedestrian path easements should be required of developers of subdivisions to provide a convenient and direct pedestrian connection to stores, schools, bus stops, parks and community service centers and businesses.
- The Canyon Park Subarea should support the Community Transit SWIFT 2 candidate locations for future transit station/centers given the concentration of employment and residential uses.
- Properties with a Community Business (CB) or Motor Vehicle Sales Overlay (MVSO) designation should be prohibited from making roadway connections to residential areas.

Actions

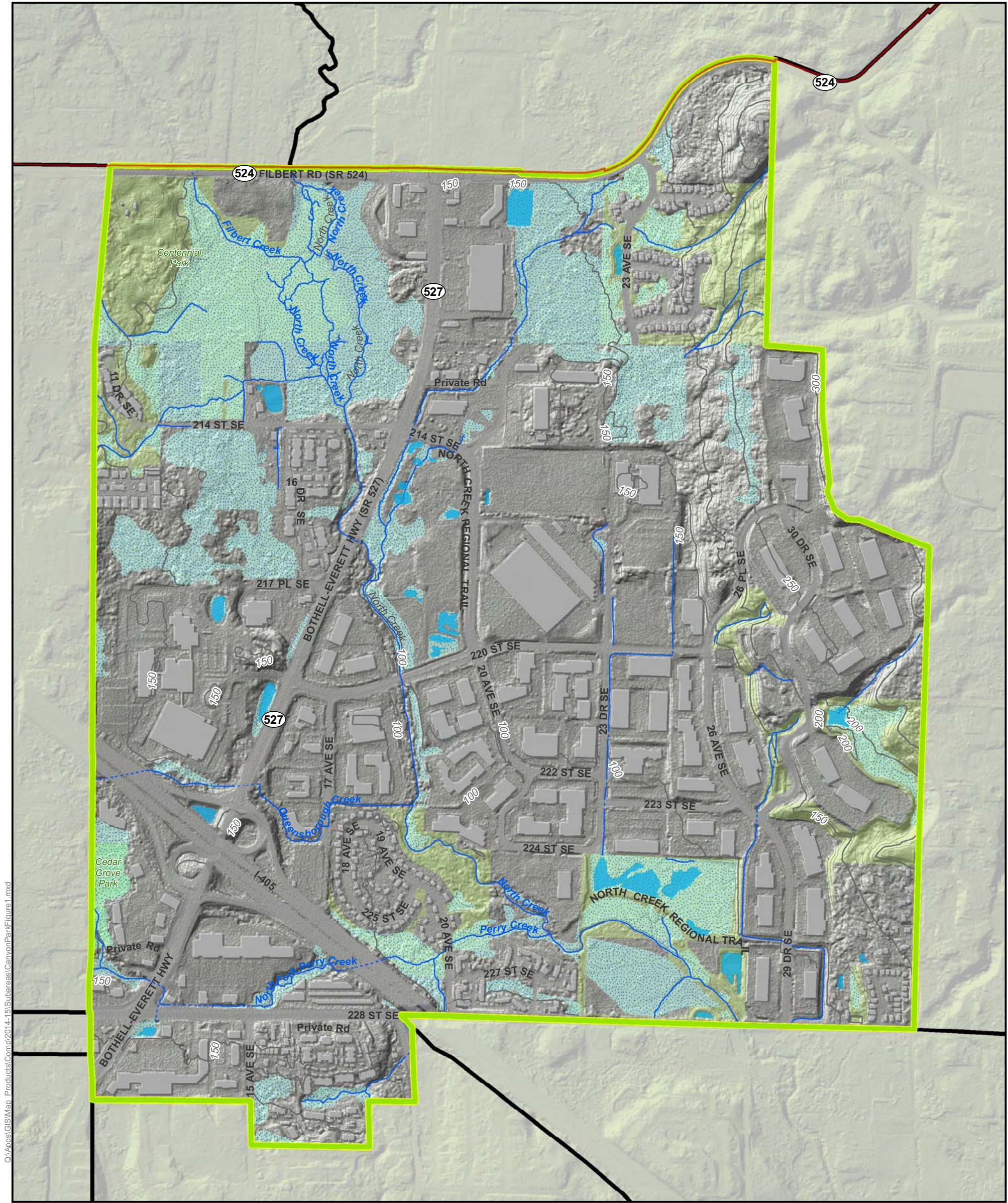
Transportation projects within the Subarea are incorporated in the Planning Area-wide Transportation and Capital Facilities elements.

- Incorporate projects which implement the above policies into the City's Transportation Improvement Program (TIP) and into the Capital Improvement Program (CIP).
- Consider traffic safety measures along the 31st Avenue SE corridor.
- Maintain regulations which prohibit properties with a Community Business (CB) or Motor Vehicle Sales Overlay (MVSO) designation from making roadway connections to residential areas.
- Pursue construction of continuous sidewalks/walkways on SR-527, SR-524, and 228th Street SE to fill in gaps in the pedestrian system.

5. Erect signage to designate 228th Street SE throughout this Subarea as a bicycle route.
6. Pursue construction of continuous bicycle lanes on SR-524 and throughout the Canyon Park business center.

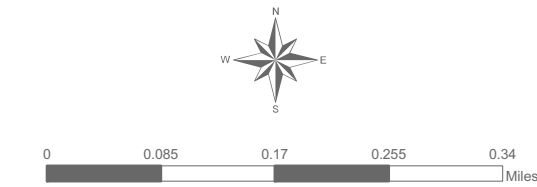
Capital Facilities

Capital facilities projects within the Subarea are incorporated in the Planning Area-wide Capital Facilities element of the Plan.

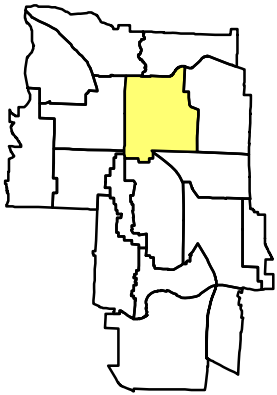


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- Canyon Park
- Other Subarea
- Stream
- Piped Stream
- Wetlands
- Watershed Basin Boundary
- 10-foot contour
- Park or Athletic Field
- Open Space (Private or Public Owned)
- Bothell City Limits (2015)
- Planning Area Boundary Line



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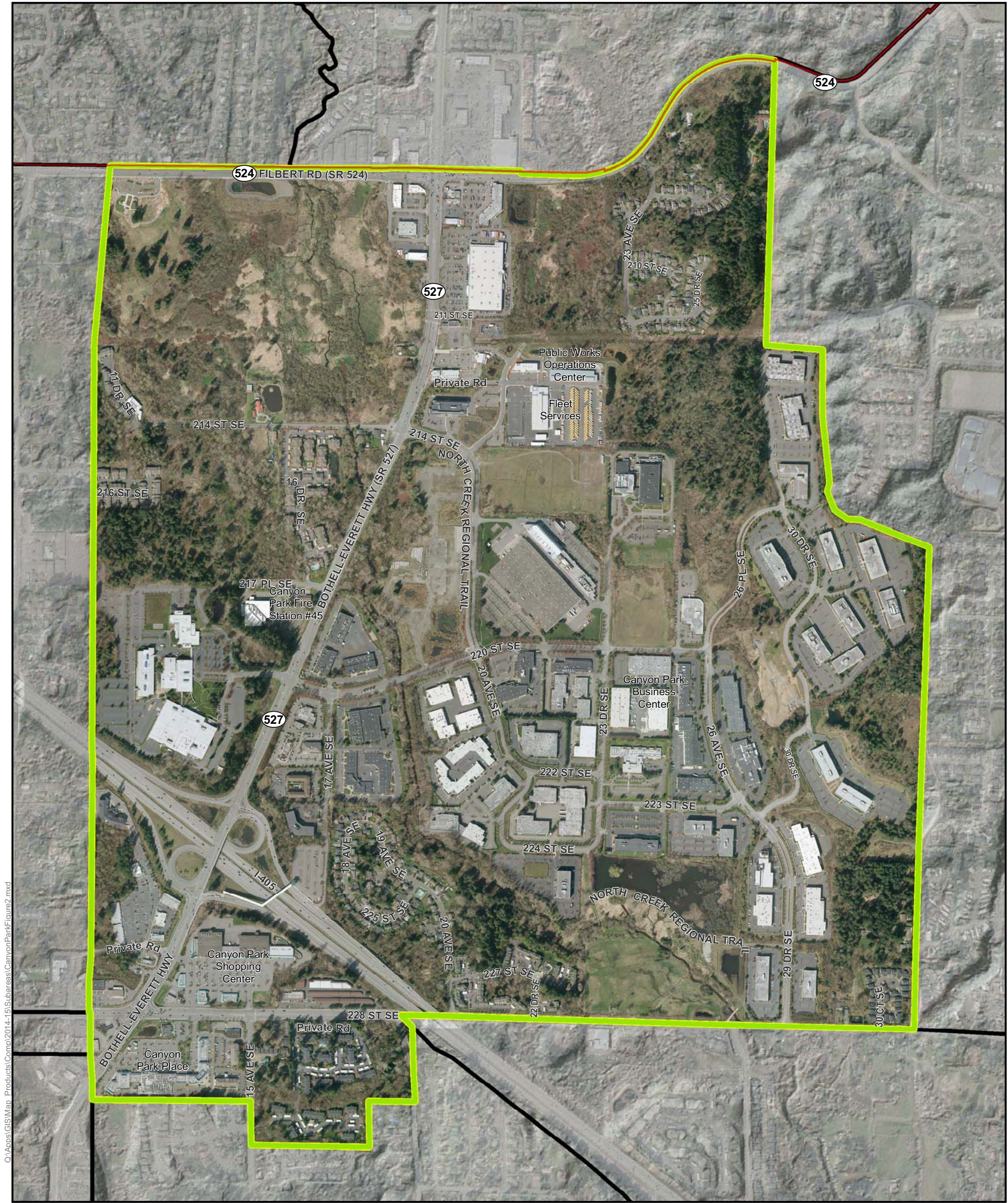


Planning Subarea Location

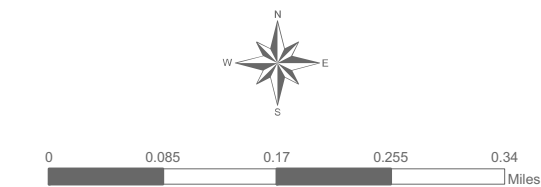
Imagine Bothell...Comprehensive Plan
2015 Periodic Plan and Code Update

Canyon Park Subarea
Figure 1
Physical Geography

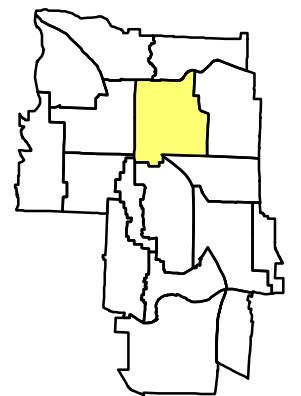




- Canyon Park
- Other Subarea
- Lake
- Bothell City Limits (2015)
- Planning Area Boundary Line



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Planning Subarea Location

Imagine Bothell...Comprehensive Plan
2015 Periodic Plan and Code Update

Canyon Park Subarea
Figure 2
Aerial Photo - April 2012

